

MEMORANDUM

March 25, 1971

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TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2114
Peter & Pheobe B. McClure
20 Monument Square, Charlestown

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from one family to three families in an apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting one half the requirements of lot area is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf/du	0

The property, located on Monument Square near the intersection of Monument Street in the Charlestown Urban Renewal Area, contains a four story masonry dwelling. The proposed three family occupancy would be compatible with the general residential character of the neighborhood. Further, there is an urgent need for apartment dwellings in the area. The proposal is desirable and would not conflict with the objectives of the Charlestown Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2114, brought by Peter & Pheobe B. McClure, 20 Monument Square, in the Charlestown Urban Renewal Area, for a forbidden use permit and a variance for a change of occupancy' from one family to three families in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed three family occupancy would be compatible with the general residential character of the neighborhood. Further, there is an urgent need for apartment dwellings in the neighborhood. The proposal would not conflict with the objectives of the Charlestown Urban Renewal Plan.

Z-2114
20 MONUMENT. SQ.
(CHARLESTOWN)
FIRE STATION
LINE 36
SER 23

Board of Appeal Referral

3/25/71

Petition No. Z-2116
Jewish Memorial Hospital
59 Townsend Street, Roxbury

Petitioner seeks an extension of a non-conforming use to erect a two story addition to a hospital in a residential (R-.8) district. The proposal would violate the code as follows:

Section 9-1. The extension of a non-conforming use requires a Board of Appeal hearing.

The property, located on Townsend Street near the intersection of Washington Street in the Washington Park Urban Renewal Area, contains a hospital complex. The petitioner proposes to erect a 45 x 60 foot two story addition at the far rear of the existing hospital complex. The proposed addition would accommodate a storage area on the first floor and employee facilities on the second floor. Also, a new floor finish and ceilings would be installed in several floors of the existing building. The proposal would be consistent with the objectives of the Washington Park Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2116, brought by Jewish Memorial Hospital, 59 Townsend Street, in the Washington Park Urban Renewal Area, for an extension of a non-conforming use to erect a two story addition to a hospital in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposal would be consistent with the objectives of the Washington Park Urban Renewal Plan and would be beneficial to employees and the general community.

Z -2116
59 TOWNSEND ST.
(ROX.)

Petition No. Z-2117-2120
Trustees of Custom House Block
58-70 Long Wharf, Boston

Petitioner seeks two forbidden use permits, two conditional use permits, a change in a non conforming use, and twelve variances for a change of occupancy in one building from a store, two apartments and a disinfecting company to offices, stores, restaurant, ten apartments. The petitioner also seeks a change of occupancy in the other building from offices, printing, mercantile, storage and 41 apartments to retail stores, offices, restaurant, and 52 apartments in a light manufacturing (M-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
<u>58 Long Wharf</u>		
Section 8-7.	A dwelling converted for more families is forbidden in an M-2 district.	
Section 9-1.	A structural change in a non-conforming use requires a Board of Appeal hearing.	
Section 15-1.	Floor area ratio is excessive.	2.0 3.0
Section 20-1.	Rear yard is not provided.	12 feet 0
Section 23-7.	Off street parking not provided.	2 spaces 0
<u>59 Long Wharf</u>		
Section 8-7.	A ten unit apartment dwelling is conditional in an M-2 district.	
Section 15-1.	Floor area ratio is excessive.	2.0 3.0
Section 20-1.	Rear yard is not provided.	12 feet 0
Section 23-1.	Off street parking not provided.	2 spaces 0
<u>60 Long Wharf</u>		
Section 8-7.	A ten unit apartment dwelling is conditional in an M-2 district.	
Section 15-1.	Floor area ratio is excessive.	2.0 3.0
Section 20-1.	Rear yard is not provided.	12 feet 0
Section 23-1.	Off street parking is not provided.	2 spaces 0

	<u>Req'd</u>	<u>Proposed</u>
<u>62-70 Long Wharf</u>		
Section 8-7.	A dwelling converted for more families is forbidden in an M-2 district.	
Section 15-1.	Floor area ratio is excessive.	5.0 0
Section 20-1.	Rear yard is not provided.	12 feet 0
Section 23-7.	Off street parking not provided.	8 spaces 0

The property, located on Long Wharf at the intersection of Atlantic Avenue in the Waterfront Urban Renewal Area, contains two masonry residential-commercial structures. The petitioner proposes to combine nos. 58-59-60 into one building comprising ten apartments, offices, stores and a restaurant. The proposed occupancy for nos. 62-70 would consist of 52 apartments, retail stores, offices and a restaurant. The proposals would include a rehabilitation agreement incorporating plans and specifications for the buildings, would be subject to design review approval and would be consistent with the development objectives embodied in the Waterfront Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petitions Nos. 2117-2120, brought by Trustees of Custom House Block, 58-70 Long Wharf, in the Waterfront Urban Renewal Area, for two forbidden use permits, two conditional use permits and twelve variances for a change of occupancy from a store, two apartments, disinfecting company to offices, store, restaurant, ten apartments and for a change of occupancy from offices, printing, mercantile, storage, 41 apartments to retail stores, offices, restaurant, 52 apartments in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The proposals would include a rehabilitation agreement with the Authority incorporating the plans and specifications for buildings, would be subject to Authority Design Review approval and would be consistent with the development objectives embodied in the Waterfront Urban Renewal Plan.

1901
"T" WHARF
10,596

131,378
EXEMPT 16,500 PARKING

840
882
990
870
1628
202

713
710
710
700
737

PARKING STREET EXEMPT LONG

80,142

WALL

EXEMPT 61,000

WALL

ATLANTIC

206 212 214

1166	43
1171	42
1327	41
1371	40
1219	39
1223	38
1225	37
1214	36
1214	35
1219	34
1223	33
1225	32
640	

PARKING

CENTRAL WHARF.

WALL

222,086
WALL

197,013

INDIA
PARKING

Z-2117-2120

58-70 LONG WHARF
(B.P.)

ME

WALL

LINE

INNER HARBOUR

3/25/71

Petition No. Z-2121
Monuhills #5592 V.F.W., Inc.
162-172 South Street, Jamaica Plain

Petitioner seeks a conditional use permit and two variances to legalize an ex-occupancy for Veterans' Post and store in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A private club is conditional in an R-.8 district.		
Section 15-1. Floor area ratio is excessive.	0.8	1.16
Section 23-2. Off street parking not provided.	35 spaces	0

The property, located on South Street at the intersection of Rosemary Street, contains a one story masonry structure. The Veterans' Post is presently vacant and boarded up. The petitioner proposes to remove both the interior and exterior of the structure. The staff approves this petition subject to the following provisos: 1) that plans for exterior design and signs be submitted to the Authority for review, 2) that the adjacent store be rehabilitated, 3) that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off street parking. Recommend approval subject to these provisos.

VOTED: That in connection with Petition No. Z-2121, brought by Monuhills Post #5592 V.F.W., Inc., 162-172 South Street, Jamaica Plain, for a conditional use permit and two variances to legalize the occupancy for a Veterans' Post and store in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval subject to the following provisos: 1) that plans for exterior design and signs be submitted to the Authority for review, b) that the adjacent store be rehabilitated, c) that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide the required off street parking.

Petition No. Z-2127
Joseph Robicheau, Jr.
9 Buswell Street, Boston

Petitioner seeks a forbidden use permit and two variances for a change of occupancy from a lodging house to ten apartments in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space and off street parking is forbidden in an H-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	130 sf/du
Section 23-1. Off street parking not provided.	7 spaces	0

The property, located on Buswell Street near the intersection of Park Drive, contains a four story brick structure. The proposed apartments would consist of one bedroom and efficiency units. The staff has no objection to the proposed conversion, however, the following provisos are recommended: a) that the front yard be suitably landscaped; b) that the required off street parking be supplied. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2127, brought by Joseph Robicheau, Jr., 9 Buswell Street, Boston, for a forbidden use permit and two variances for a change of occupancy from a lodging house to ten apartments in an apartment (H-2) districe, the Boston Redevelopment Authority recommends approval with the following provisos: a) that the front yard be suitably landscaped; b) that the required off street parking be supplied.

